

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Owner 1:	RAWLINGS LESLEY A			
Owner 2:				
Owner 3:				
Street 1:	4 DUNROVEN DR			
Street 2:				
Twn/City:	KENNEBUNK			
St/Prov:	ME	Cntry		Own Occ: N
Postal:	04043		Type:	

## PREVIOUS OWNER

Owner 1:	CONROY CHRISTOPHER M -		
Owner 2:	-		
Street 1:	157 HIGHLAND AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1598 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON****APPRAISED:**

**USE VALUE:**

**ASSESSED:**

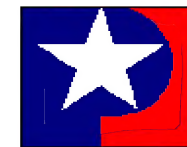
Total Card /

**Total Parcel**

**563,800**

**563,800**

**563,800**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	93730
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

By	Na
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[illegible]

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	563,800			563,800
Total Card	0.000	563,800			563,800
Total Parcel	0.000	563,800			563,800
Source: Market Adj Cost		Total Value per SQ unit /Card:	352.82	/Parcel:	352.82

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	563,800	0	.		563,800		Year end	12/23/2021
2021	102	FV	547,000	0	.		547,000		Year End Roll	12/10/2020
2020	102	FV	538,500	0	.		538,500	538,500	Year End Roll	12/18/2019
2019	102	FV	485,300	0	.		485,300	485,300	Year End Roll	1/3/2019
2018	102	FV	428,400	0	.		428,400	428,400	Year End Roll	12/20/2017
2017	102	FV	389,900	0	.		389,900	389,900	Year End Roll	1/3/2017
2016	102	FV	389,900	0	.		389,900	389,900	Year End	1/4/2016
2015	102	FV	359,800	0	.		359,800	359,800	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2021	Mail Update	JO	Jenny O
8/16/2018	Measured	DGM	D Mann
5/5/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	47.000000000
Name:	

## DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.30707121
Const Adj.:	0.98990101
Adj \$ / SQ:	394.631
Other Features:	62000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692620
Depreciation:	128827
Depreciated Total:	563793

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 7		BRs: 2		Baths: 1		HB					

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
<b>Totals</b>			
1	7	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 144.A-0002-0155.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,598	394.630	630,620
Net Sketched Area:		1,598	Total:	630,620
Size Ad	1598	Gross Area	1598	FinArea
				1598

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
20						
20						
98						

## IMAGE

